

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

C E L Y N   A V E N U E  
L A K E S I D E



# CELYN AVENUE

LAKESIDE, CF23 6EH - £240,000

## A TWO BEDROOM GROUND FLOOR MAISONETTE

This spacious property benefits from its own entrance, parking, and garage, as well as a PRIVATE REAR GARDEN. Internally there is an entrance porch, hallway, lounge, fitted kitchen, two bedrooms and bathroom. Located in the very popular location of LAKESIDE and within a short drive to Roath Park and A48/M4 access, is this spacious property. LAKESIDE is in close proximity to local shops/amenities and is the catchment area for Lakeside Primary School and Cardiff High School. NO ONWARD CHAIN!

 2 bedroom(s)  1 bathroom(s)  732.00 sq ft

## HALL & ENTRANCE PORCH

### LOUNGE

3.96m 2.13m x 3.66m 2.44m (13' 7" x 12' 8")

### KITCHEN

3.05m 0.91m x 2.44m (10' 3" x 8' )

### BEDROOM 1

3.96m 2.13m x 2.74m 3.35m (13' 7" x 9' 11")

### BATHROOM

### BEDROOM 2

4.27m 3.35m max x 3.35m 2.44m (14' 11" max x 11' 8")

### GARAGE & PARKING

Allocated garage next to the garden, plus parking in front of the garage.

### TENURE

We have been informed the property is Leasehold, with an approx. 143 years remaining, but this is to be confirmed by your solicitor

### SCHOOL CATCHMENT

Lakeside Primary School (year 2024-25)  
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

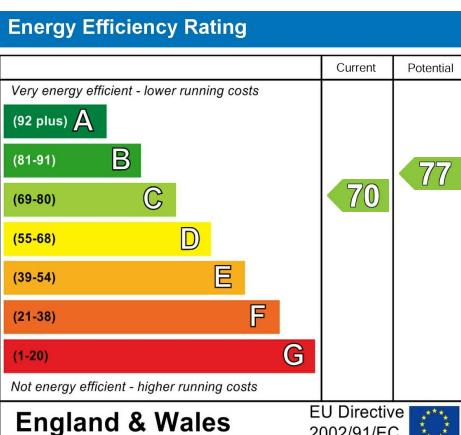
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

### GROUND RENT

We have been informed the ground rent is £60 per year, but this is to be confirmed by your solicitor

### COUNCIL TAX

Band D



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.